

ZONING BOARD OF APPEALS

Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-8410 (ex. 4316)
Date: October 16, 2024

TO: OBAPAE

- | | | |
|--|---|--------------------------------|
| NYS Dept of Environmental Conservation | ✓ | Rockland County Drainage |
| ✓ New York State Dept. of Transportation | ✓ | Rockland County Health |
| Palisades Interstate Park Commission | ✓ | Rockland County Planning |
| ✓ NYS Thruway Authority | ✓ | Rockland County Highway |
| ACOE | ✓ | Rockland County Sewer Dstrt #1 |
| CSX | ✓ | Orange and Rockland Utilities |
| | ✓ | Veolia |

This matter is scheduled for: November 20, 2024

Review of Plans: Knapp/Shafer, 9 Mansfield Avenue, South Nyack, NY

Section: 66.70 Block: 1 Lot: 29; RG-6 zone

Chapter 43, Attachment 19, RG-6 District, Use Type P, Side Yard:(12' required, with 7.4' proposed), Total Side Yard:(25' required, with 10' proposed), and § 9.2 Expansion of non-conforming bulk, for a two-story addition to an existing single-family residence. The premises are located at 9 Mansfield Avenue, South Nyack, New York and identified on the Orangetown Tax Map as Section 66.70, Block 1, Lot 29 in the RG-6 zoning district.

Please review the information enclosed and provide comments.
These comments may be mailed, or e-mailed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: KBettmann@orangetown.com

Zoning Board Meeting Date: November 20, 2024

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on Wednesday, November 20, 2024. Kindly forward your completed review to this office by November 20, 2024.

Reviewing Agency _____

Name: _____ Date: _____

Signature: _____

Thank you, **Katlyn Bettmann (EXT. 4316)**

RECEIVED

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: OCT 10 2024

TOWN OF ORANGETOWN
LAND USE BOARDS

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BDR-5911-24
ASSIGNED
INSPECTOR: Mike M

Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Knapp Shafer Residence Two-Story Addition

Street Address: 9 Mansfield Ave
Nyack, NY 10960

Tax Map Designation:
Section: 66.70 Block: 1 Lot(s): 29
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the South side of Mansfield Ave, approximately 250 feet east of the intersection of South Broadway, in the Town of Orangetown in the hamlet/village of South Nyack.
Acreage of Parcel 0.146 Zoning District SN-RG-6
School District Nyack Free Union Postal District Nyack
Ambulance District Nyack Ambulance Fire District Nyack
Water District Nyack Sewer District Orangetown N°1

Project Description: (If additional space required, please attach a narrative summary.)
Kitchen/bath renovation and bathroom addition

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 10/7/24 Applicant's Signature: Christopher M Shafer

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage 1,676
- 2) Total square footage 1,676
- 3) Number of dwelling units 1

If **special permit**, list special permit use and what the property will be used for.

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area No

Are there **streams** on the site? If yes, please provide the names. No

Are there **wetlands** on the site? If yes, please provide the names and type:

No

Project History:

Has this project ever been reviewed before? No

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 Greenbush Road
Orangeburg, N.Y. 10962



Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 9.25.24 Section: 66.70 Block: 1 Lot: 29

Applicant: Shafer / Knapp

Address: 9 Mansfield Ave, S Nyack, NY

RE: Application Made at: same

Referred For:

Chapter 43, Attachment 19, RG-6 District Min Side Yard 12' w/ 7.4' proposed, Min Total Side Yard 25' w/ 10' proposed.

Section 9.2 Expansion of non-conforming bulk

3 variances required


Comments:

Kitchen/bath Addition

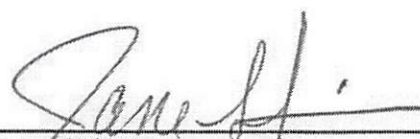
Dear Shafer / Knapp:

Please be advised that the Building Permit Application # 5911-24, which you submitted on 9.18-24, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com.

Sincerely


Richard Oliver
Deputy Building Inspector

9/25/24


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

9/26/24

Date
Liz DeCort
Debbie Arbolino

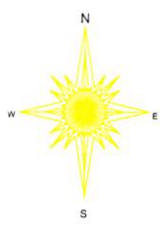
SWIS	PRINT KEY	NAME	ADDRESS
192489	66.70-1-7	Jennifer Attebery	266 Piermont Ave, South Nyack, NY 10960
192489	66.70-1-8.1	Jonathan Miller	270 Piermont Ave, South Nyack, NY 10960
192489	66.70-1-8.2	Arjun Rai	8 Mansfield Ave, South Nyack, NY 10960
192489	66.70-1-9	John Slotwinski	272 Piermont Ave, So Nyack, NY 10960
192489	66.70-1-10	Jeffrey Saltzberg	274 Piermont Ave, South Nyack, NY 10960
192489	66.70-1-11	Christopher E Langston	276 Piermont Ave, South Nyack, NY 10960
192489	66.70-1-12	Samantha Collins	278 Piermont Ave, So Nyack, NY 10960
192489	66.70-1-18.1	Alessandra R Ziegler	14 Cornelison Ave, S Nyack, NY 10960
192489	66.70-1-18.2	Sean M Enright	10 Cornelison Ave, Nyack, NY 10960
192489	66.70-1-19	20 Cornelison Avenue LLC	246 S Blvd, South Nyack, NY 10960
192489	66.70-1-24	Jeffrey Walker	277 South Broadway, South Nyack, NY 10960
192489	66.70-1-25	Matthew Richmond	275 S Broadway, South Nyack, NY 10960
192489	66.70-1-26	Paul Fishkin	15 Mansfield Ave, South Nyack, NY 10960
192489	66.70-1-27	Igor Krol	13 Mansfield Ave, South Nyack, NY 10960
192489	66.70-1-28	Dennis Predovic	11 Mansfield Ave, So Nyack, NY 10960
192489	66.70-1-29	Christopher Shafer	9 Mansfield Ave, S Nyack, NY 10960
192489	66.70-1-30	Brandon Donoher	7 Mansfield Ave, S Nyack, NY 10960
192489	66.70-1-31	Mitchell O'Brien	5 Mansfield Av, So Nyack, NY 10960
192489	66.70-1-32	Clifford T Weathers	10 Mansfield Ave, So Nyack, NY 10960
192489	66.70-1-33	Michael Sayles	36 Plaza St Apt 10F, Brooklyn, NY 11238
192489	66.70-1-34	Rachel A Adler	14 Mansfield Ave, South Nyack, NY 10960



RECEIVED

OCT 10 2024

TOWN OF ORANGETOWN
LAND USE BOARD



MANSFIELD AVENUE



LOT AREA=6,352 SQUARE FEET

TAX MAP DESIGNATION: 66-70-1-29

SURVEY FOR KNAPP & SHAFER

TOWN OF ORANGETOWN, ROCKLAND COUNTY

NYACK, NEW YORK

SEPTEMBER 4, 2018 SCALE: 1" = 10'

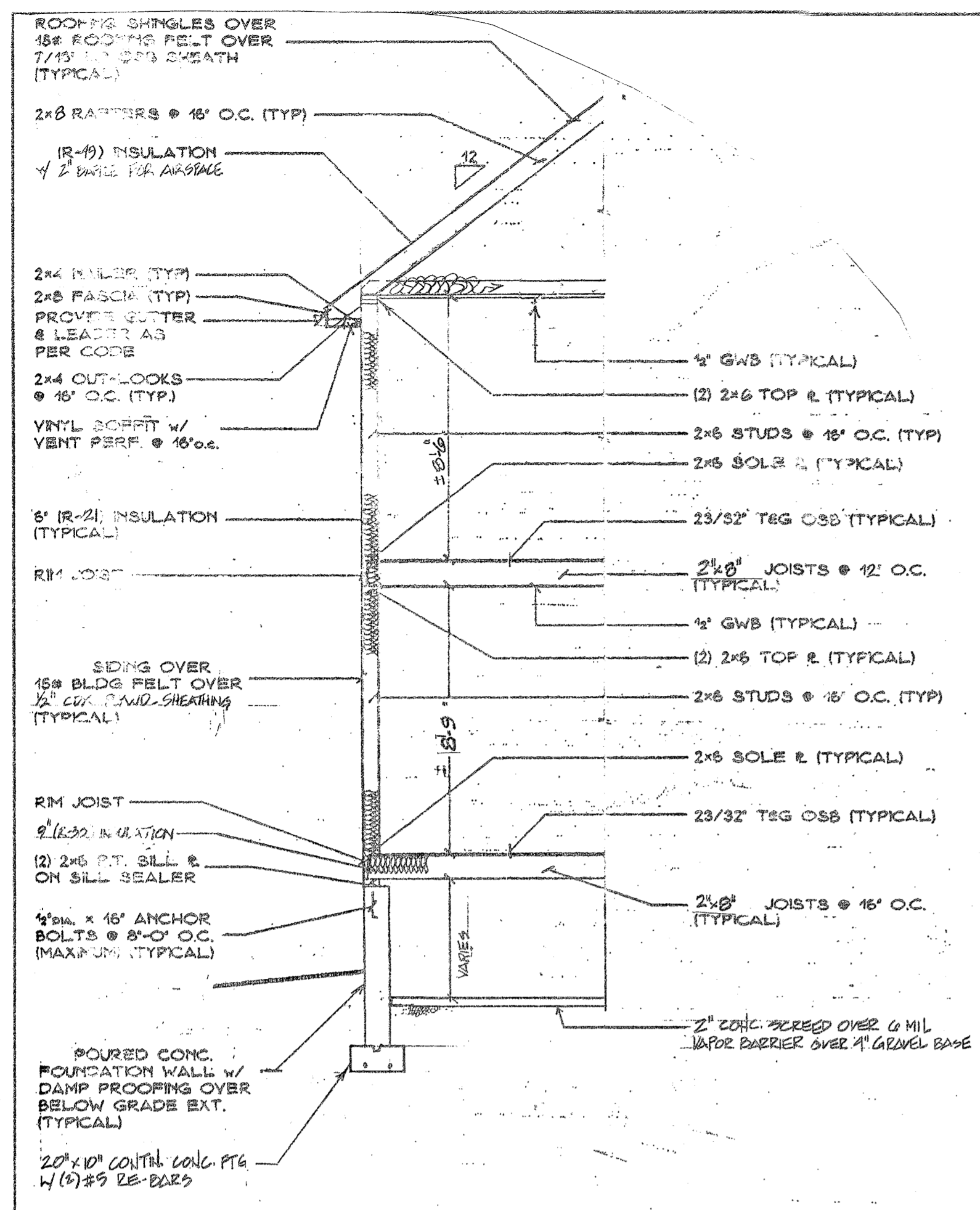
ANTHONY R. CELENTANO P.L.S.

31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

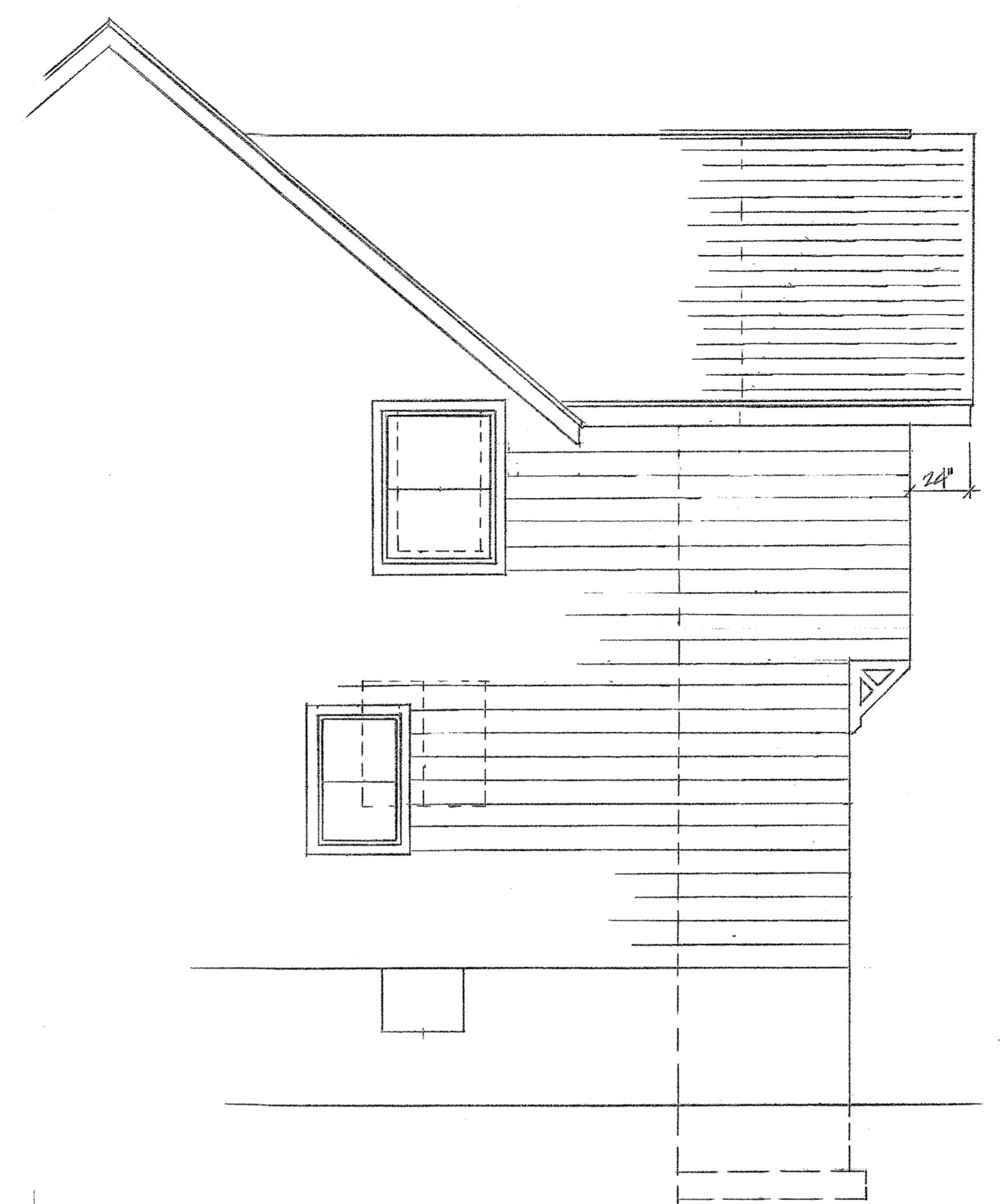
Anthony R. Celentano LIC#49435

CERTIFIED TO: CHRISTOPHER SHAFER
ELIZABETH KNAPP
THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE
BANK OF AMERICA, N.A. its successors and or assigns

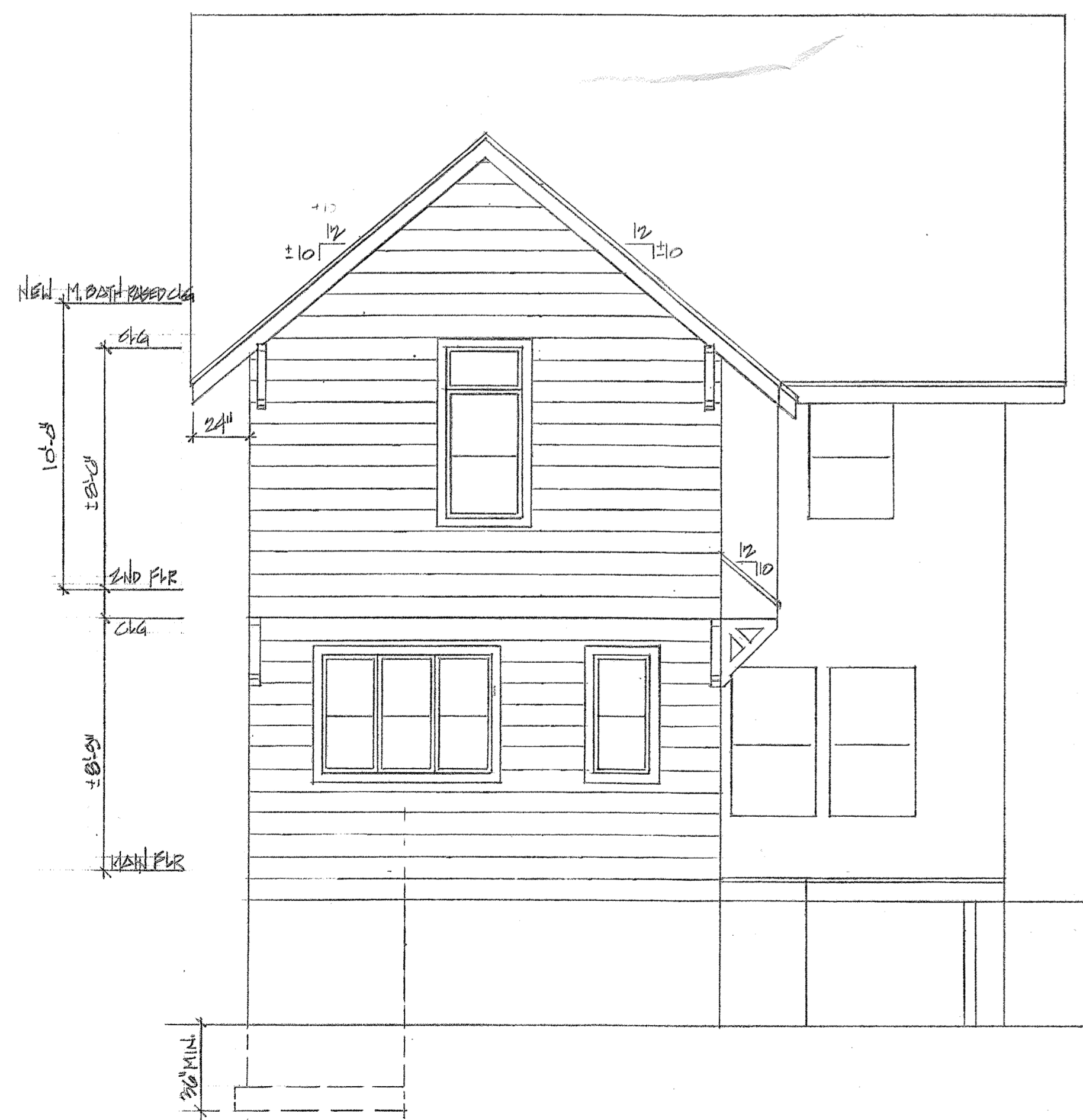
NOTE:
"IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM BY ANY WAY."
"ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL ENCLOSED ON THE SEAL ARE THE PRODUCT OF THE LAND SURVEYOR."
"THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR, EXCEEDS THE SCOPE OF THE ENGAGEMENT."
THIS SURVEY IS SUBJECT TO AN ADEQUATE ABSTRACT OF TITLE
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN.



TYPICAL WALL SECTION

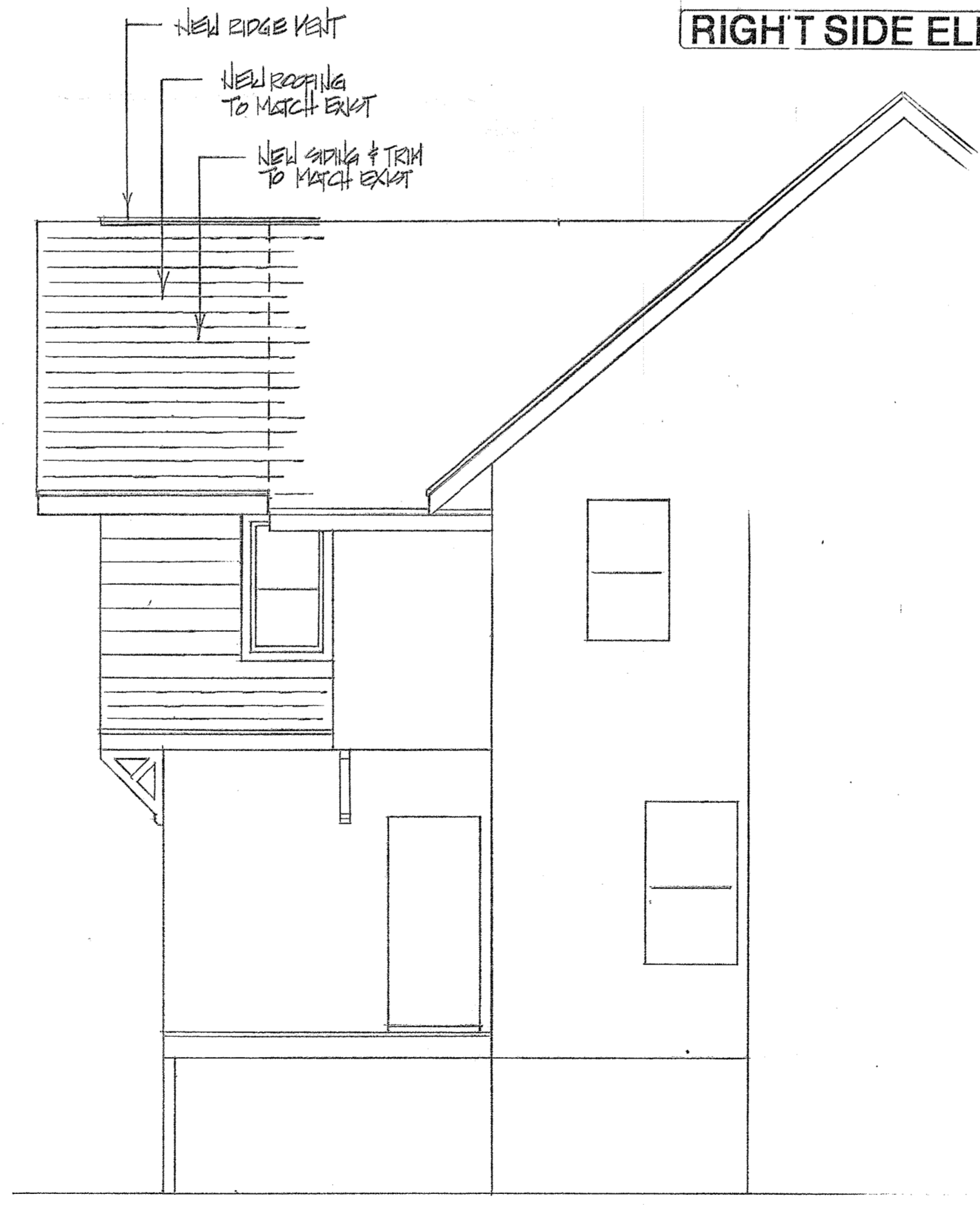


RIGHT SIDE ELEVATION



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

GENERAL SPECIFICATIONS

- GENERAL NOTES**
1. ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF ORANGETOWN AND THE N.Y.S. BUILDING AND ENERGY CODES.
 2. THESE PLANS ARE TO BE USED FOR PERMIT & CONSTRUCTION GUIDE ONLY. IT IS NOT INTENDED TO BE USED AS A CONTRACT DOCUMENT, UNLESS OTHERWISE INDICATED BY ARCHITECT.
 3. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATE OF INSURANCE.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 5. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORSEEN OR OTHER CONDITION.
 6. ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECT IS ONLY RESPONSIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS. IT REMAINS INCUMBENT ON THE CONTRACTOR TO INFORM THE BUILDING DEPARTMENT OR THE ARCHITECT OF ANY DISCREPANCY OR CHANGE ON APPROVED PLANS AND OF ANY UNFORSEEN DEVELOPMENT THAT MAY OCCUR DURING THE COURSE OF CONSTRUCTION.
 7. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORSEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITIONS OPERATIONS AND METHODS.
 8. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED. ARCHITECT SHALL BE INFORMED OF ANY DISCREPANCIES. MATCH ALL EXISTING MATERIALS, DIMENSIONS, AND CONDITIONS AS THEY APPEAR.
 9. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO START OF WORK. DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION PURPOSES.
 10. ALL CONSTRUCTION & MATERIALS SHALL BE NEW - UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED.
 11. ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS LICENSED IN THE STATE OF NEW YORK AND AS REQUIRED BY THE LOCAL GOVERNING AGENCY.
 12. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE APPLICABLE GOVERNING AGENCY OR AGENCIES.
 13. ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BEFORE START OF ANY WORK AND DISCREPANCIES OR VARIATIONS TO APPROVED PLAN ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING.
 14. PRIOR TO COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE JOB SITE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SCRAP, DEBRIS, AND WASTE EXCEPT AS OTHERWISE NOTED BY THE OWNER.
- NOTE:** CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND VERIFYING LOCATION OF SAME. UTILITY COMPANIES UNDER, SERVICES AND OTHER POSSIBLE EQUIPMENT OF UTILITY COMPANY.
15. ALL EXISTING CONDITIONS INDICATED ON THE PLANS TO BE REMOVED OR RELOCATED ARE TO BE SO EXECUTED IN A MANNER THAT WILL NOT DISTURB ADJOINING AREAS OR CONDITIONS WHICH ARE TO REMAIN.
 16. EXTREME CAUTION IS TO BE TAKEN DURING EXCAVATION AND/OR DEMOLITION. CONTRACTOR TO GIVE ANY VARIATIONS OR UNFORSEEN DISCREPANCIES IN THE PLANS AND REPORT IMMEDIATELY TO THE OWNER.
 17. ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 P.S.F. AT 3' 0" MINIMUM BELOW THE FINISHED GRADE.
 18. EARTH UNDER CONCRETE SLAB BE THOROUGHLY COMPACTED AND CLEANED OF DEBRIS, WATER AND OTHER MATTER. THE SUB-GRADE SHALL BE BROUGHT TO A TRUE PLANE & COMPACTED TO SOLID BEARING. ALL FILL MATERIAL SHALL BE SOIL OR SOIL-ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER OBJECTIONABLE MATERIAL. IT SHALL CONTAIN NO ROCKS OR LUMPS OVER SIX INCHES IN GREATEST DIMENSION AND NOT MORE THAN 10% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2" IN GREATEST DIMENSION.
 19. DO NOT BACKFILL UNTIL MAIN FLOOR SYSTEMS, INCLUDING SLABS AND FLOOR DECKING, ARE INSTALLED.
 20. BACKFILL AGAINST 8" POURED CONCRETE WALLS SHALL BE A MAXIMUM OF 7" OF 10" CONCRETE BLOCK WALLS MAXIMUM 6" ABOVE SLAB TO ADJACENT GRADE.
 21. TOP 6" OF NEWLY GRADED AREAS IS TO BE TOP SOIL RAKED FREE FROM DEBRIS, STICKS, STONES OVER 2" IN SIZE AND OBJECTIONABLE MATERIAL.
 22. GENERAL CONTRACTOR OR OWNER SHALL FIELD VERIFY ALL INVERT ELEVATIONS AND SEWER CONDITIONS INDICATED PRIOR TO CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR INFORMATION CONTAINED IN SURVEYS ON SEWER DEPT. RECORDS.
 23. FOOTING DRAINS TO BE PROVIDED WHERE REQUIRED AND APPROPRIATE THEY SHALL BE Laid IN GRAVEL BED AND PROTECTED AT TOP WITH FILTER FABRIC AND PROVIDE POSITIVE OUTFLOW TO STORM DRAIN OR DRY WELL.
 24. FINISHED GRADE AND DRIVEWAY SHALL RICH AWAY FROM THE BUILDING, SO THAT ALL SURFACE WATER FLOWS AWAY FROM IT.
 25. INSTALLATION OF GAS METERS SHALL BE IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
 26. INSTALLATION OF ELECTRIC METERS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
 27. FINISHED GRADE HEIGHT SHALL BE MINIMUM 6" BELOW ADJACENT FRAMING AND MAXIMUM 6" ANY AS PER LOCAL CODES.
- CONCRETE AND MASONRY**
28. NEW POURED CONCRETE TO BE MINIMUM 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS. 6.0 BAGS OF CEMENT MIN. PER CUBIC YARD OF CONCRETE AND MAXIMUM 7.0 GALLONS OF WATER PER BAGS OF CEMENT. 8.0 GALLONS OF WATER PER 94 POUND BAG OF CEMENT FOR AIR ENTRAINED CONCRETE. SUBMIT TESTING REPORTS PERFORMED BY APPROVED TESTING LABORATORY, AS REQUIRED BY LOCAL OFFICIALS.
 29. CONCRETE DESIGN, MATERIALS, AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STANDARD 318 RATIO OF THE AMERICAN CONCRETE INSTITUTE. ALL MASONRY OR CONCRETE ANCHORS AND PARTS OF ANY KIND, TO BE GALVANIZED OR ZINC COATED.
 30. BLOCK FOUNDATION WALLS TO BE REINFORCED HORIZONTALLY WITH OUR 0-WALL EVERY SECOND COURSE AND VERTICALLY WITH #4 RE-BARS EVERY FOUR FEET (BLOCK SHALL BE FILLED SOLID WITH CONCRETE AROUND REINFORCING BARS). TOP COURSE OF BLOCK SHALL BE FILLED SOLID WITH CONCRETE AND #6" DIAMETER ANCHOR BOLTS SHALL BE PLACED 4'-0" TO 8'-0" O.C.

ENERGY CODE

TABLE R602.1.2
INSULATION AND PENETRATION REQUIREMENTS BY COMPONENTS | ROCKLAND/ORANGE CLIMATE ZONE 5

CLIMATE ZONE	PENETRATION U-FACTOR	CEILING U-FACTOR	GLAZED WINDOW U-FACTOR	CEILING U-FACTOR	WOOD FRAME WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT U-FACTOR	SLAB U-FACTOR	CRACK U-FACTOR
4 except Marine 4	0.35	0.25	0.40	49	20 or 35 + 5 h	8/13	18	10/13	10.2 ft	10/13
5 and Marine 4	0.27	0.25	NR	49	15 + 5 h	13/17	30 9	15/18	10.2 ft	15/18

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load	Wind Speed (MPH)	Seismic Design Category	SUBJECT TO DAMAGE FROM			Ice Shield Underlayment Required	Flood Hazards
			Weathering	Frost Depth	Termites		
30psf	115	B	5	36"	Mod/Heav	Yes	Yes

SHAFFER RESIDENCE TWO-STORY ADDITION

9 MANSFIELD AVENUE SOUTH NYACK, NEW YORK

STATE OF NEW YORK ADOPTED CODES AND STANDARDS
 INTERNATIONAL RESIDENTIAL CODE- NY EDITION, 2020
 NATIONAL ELECTRIC CODE, 2020
 NATIONAL STANDARD PLUMBING CODE, 2020
 INTERNATIONAL ENERGY CONSERVATION CODE, 2020 (RESIDENTIAL)
 NYS TRENCH ENERGY CODE 2020
 INTERNATIONAL MECHANICAL CODE, 2020
 INTERNATIONAL FUEL GAS CODE, 2020
 2020 RESIDENTIAL PRESCRIPTIVE PACKAGE

NOTE: TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLANS ARE IN COMPLIANCE WITH THE 2020 IECC & NYS ENERGY CODE

HARRY J. GOLDSTEIN ARCHITECT
 4 REGINA ROAD
 MONSIEY, NEW YORK 10952
 (845) 356-7942 (914) 393-5787

RECEIVED OCT 10 2024 TOWN OF ORANGETOWN LAND USE BOARD

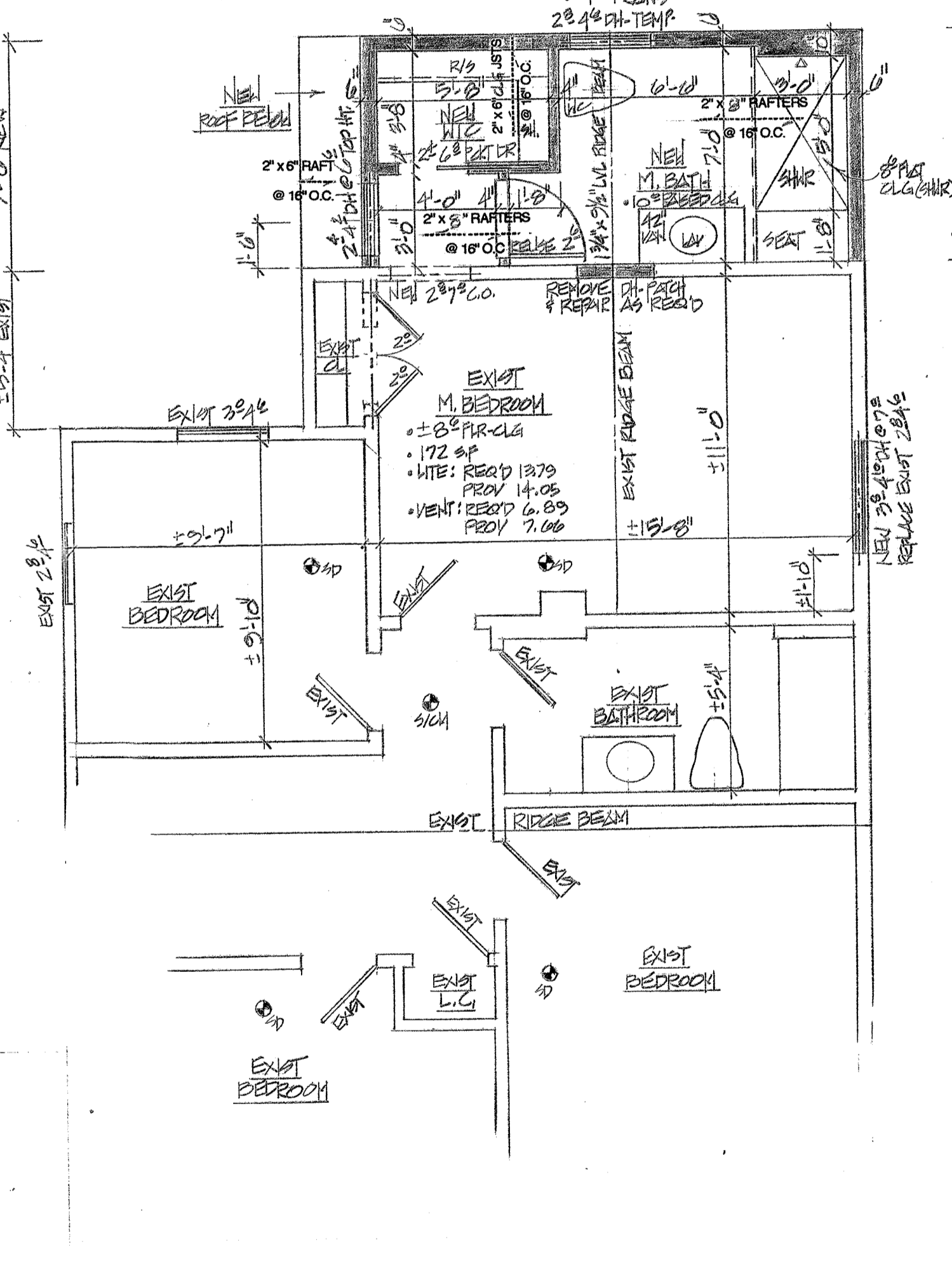
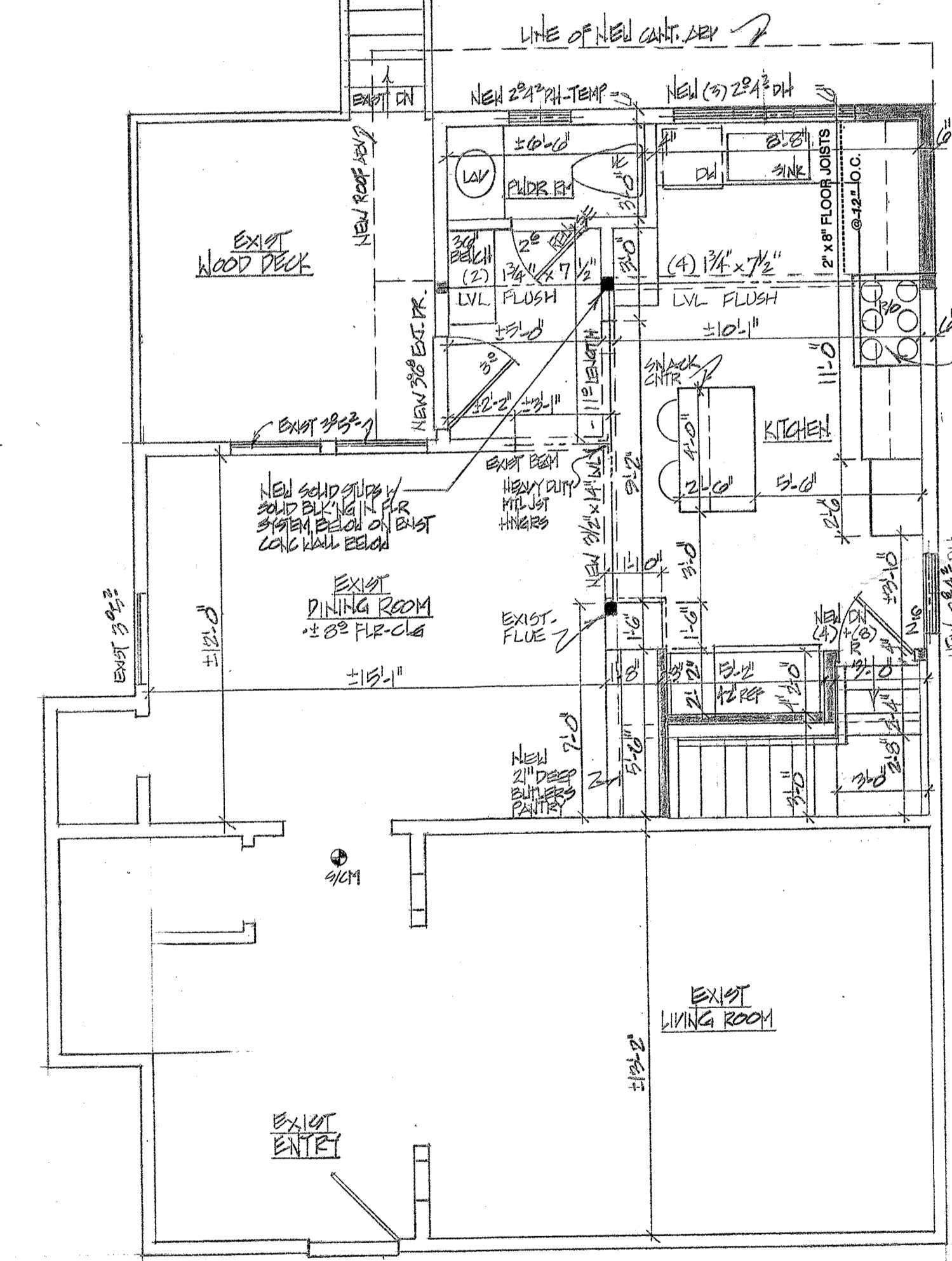
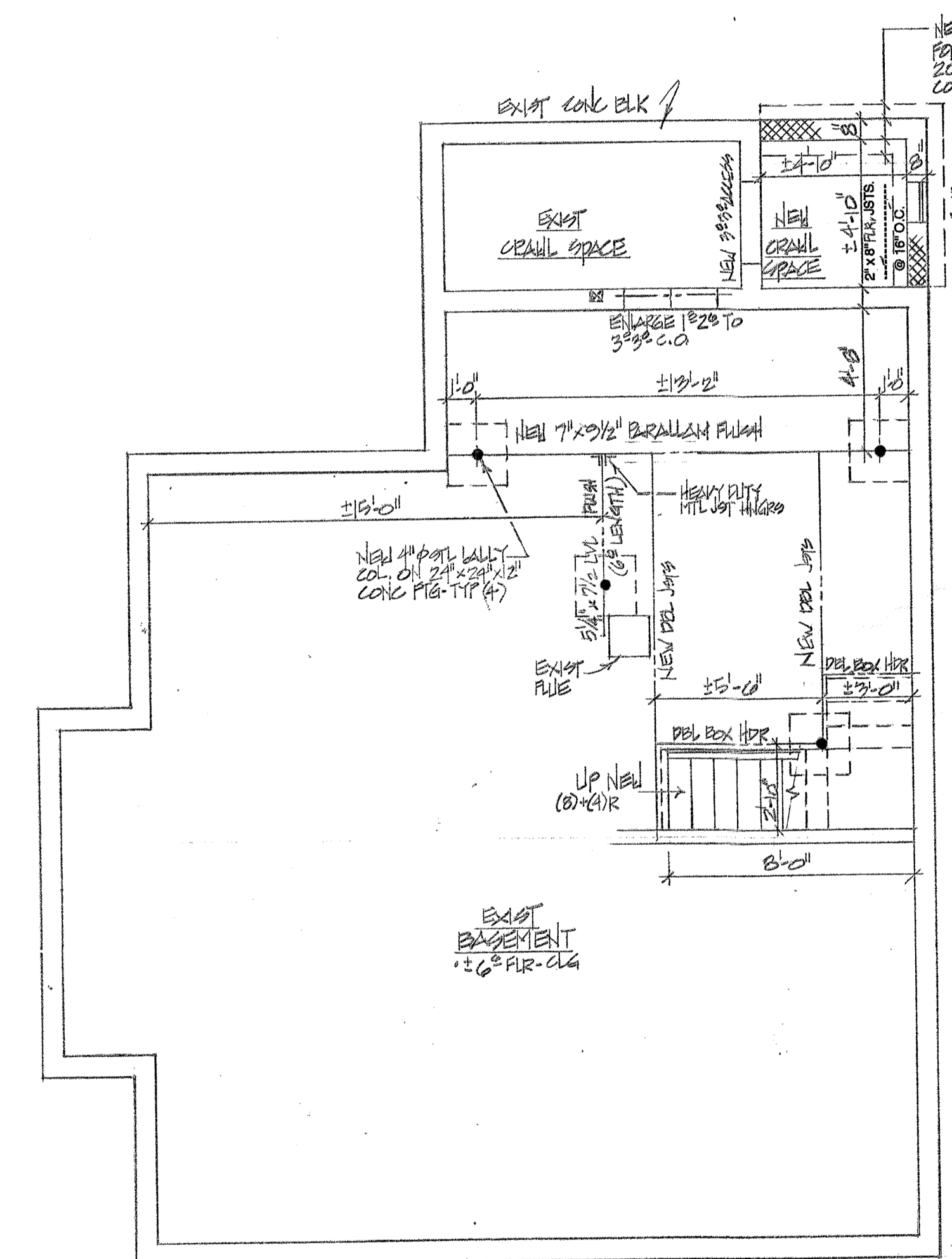
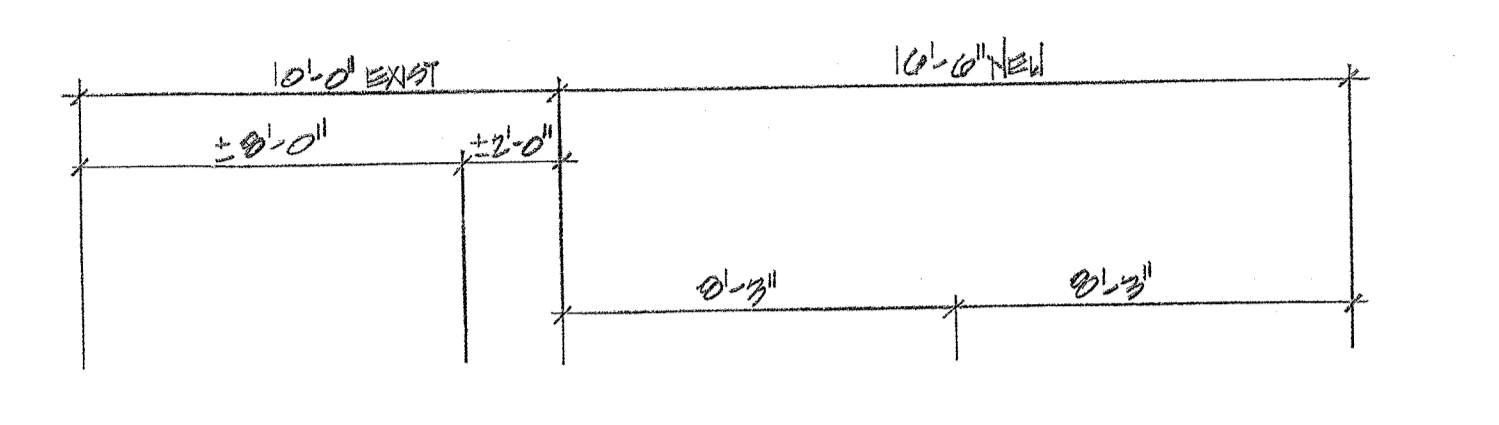
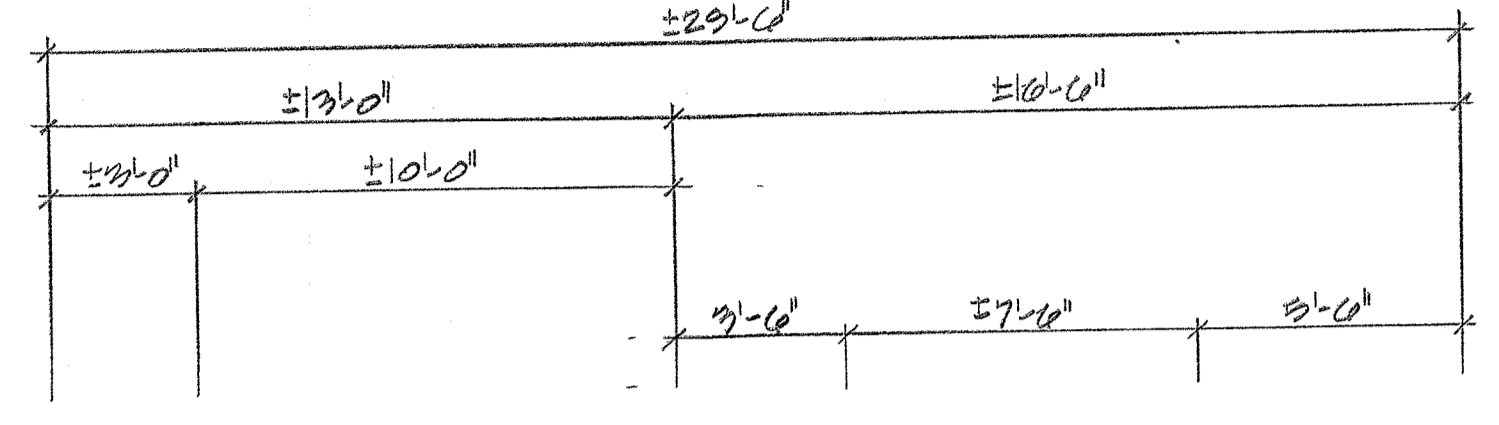
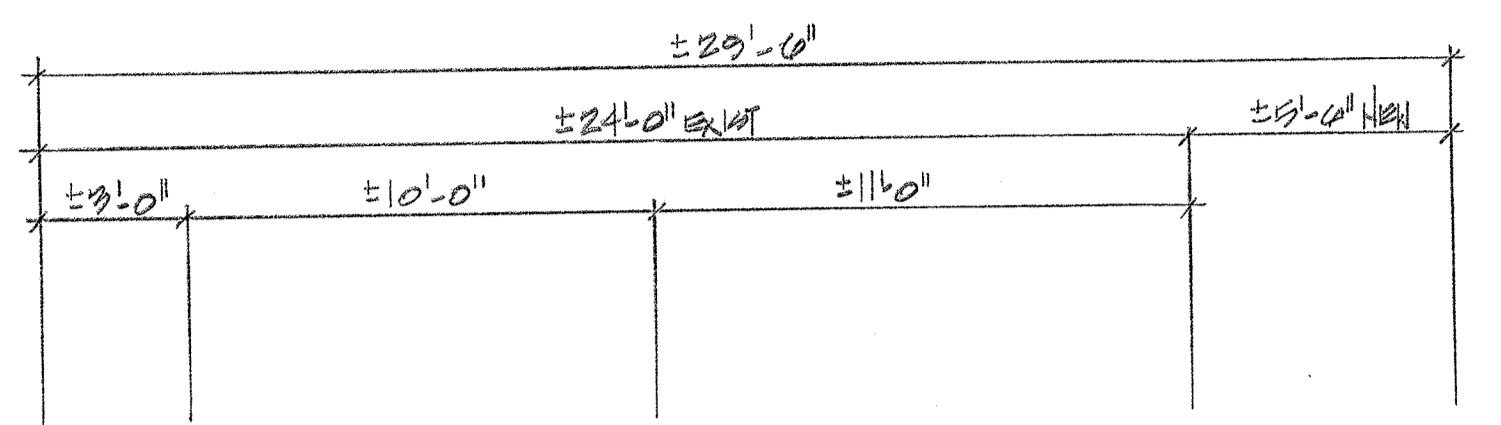
PROJECT 240014 MAY 21, 2024

1 OF 2

ZONING BULK REQUIREMENTS			
Zone: S11 RG-6	Group: I		Use: SINGLE-FAMILY RES.
	Required	Existing	Proposed
Floor area ratio / LOT COVERAGE	NA / 19.0%	NA / 17.3%	NA / 17.0%
Lot area	6,000	6,352	6,352
Lot width	60	40	40
Street frontage	60	40	40
Front yard setback	12	29	29
Side yard setback	12	2.6174	2.6174
Total side yard setback	25	10	10
Rear yard setback	20	8.44	8.44
Maximum building height	36	35	35

GENERAL SPECS. CONTINUED

- FRAMING**
32. ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERIAL FREE FROM ROT, LARGE AND CLOSE KNOTS, SHAKES, AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED AND OF SIZES INDICATED ON DRAWINGS. STUDS, SILLS, POSTS, LATHES AND MATTERS SHALL BE HEM-FIR, 10% MAXIMUM GRADE EXCEPT IF NOTED OTHERWISE HEREINAFTER IN THIS SPECIFICATION OR ON THE DRAWINGS. THE MIN. UNIT STRESS FOR HEM-FIR SHALL BE:
- FIBER STRESS (F) = 1500 PSI
 HORIZONTAL SHEAR (FV) = 95 PSI
 MODULUS OF ELASTICITY (E) = 1,400,000 PSI
- WHERE INDICATED ON THE DRAWINGS WITH THE NOTATION FR-190 ONLY DOUGLAS FIR LARCH-NORTH (FPL MAX. MOISTURE) NO. 1 GRADE SHALL BE USED WITH THE FOLLOWING MIN. UNIT STRESSES:
- FIBER STRESS (F) = 1500 PSI
 HORIZONTAL SHEAR (FV) = 95 PSI
 MODULUS OF ELASTICITY (E) = 1,800,000 PSI
- CALCULATED DESIGN LOADS (ADD TO PSI) DEAD LOAD ALL SPANS:
 ROOF 20 PSI LIVE LOAD (L2)
 FLOORS 40 PSI LIVE LOAD (L2)
 ATTIC 20 PSI LIVE LOAD (L2)
 DECKS 60 PSI LIVE LOAD (L2)
33. ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY WALLS, SLABS, ETC. SHALL BE PRESSURE TREATED LUMBER UNLESS OTHERWISE NOTED. SILL SEAL SHALL BE OWENS CORNING SILL SEALER (OR APPROVED EQUAL). TERMITE SHIELD SHALL BE INSTALLED WHERE REQUIRED BY SITE CONDITIONS AND BUILDING CODE.
34. DOUBLE JOISTS SHALL BE INSTALLED UNDER ALL PARTITIONS RUNNING PARALLEL WITH SPANS AND AROUND ALL FLOOR OPENINGS. DOUBLE STUDS SHALL BE INSTALLED AROUND ALL WALL OPENINGS. ONE ROW OF SOLID BRACING AT MID-HEIGHT WITHIN ALL INTERIOR BEARING WALLS. DOUBLE FRAMING AROUND ALL SKYLIGHTS. ROOF AND FLOOR TRUSSES (TJI) AND LVL (MICROLAM) TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS. FLOOR JOISTS SHALL RECEIVE CROSSBRACING AT 7'-0" O.C. MAXIMUM SPACING.
35. INTERIOR SUBFLOOR SHALL BE 5/8" TONGUE AND GROOVE SHEATHING GLUED AND NAILED OVER PREFABRICATED FLOOR TRUSSES OR TWO LAYERS OF 1/2" OSB NAILED PERPENDICULAR TO EACH OTHER WITH BUILDING PAPER BETWEEN LAYERS. GUES AND NAILED TO FLOOR JOISTS. EXTERIOR SHEATHING SHALL BE 1/2" OSB NAILED TO ALL APPLIED HORIZONTALLY WITH VERTICAL JOINTS STAGGERED 4'-0". ROOF SHEATHING SHALL BE 1/2" EXTERIOR GRADE PLYWOOD UNLESS OTHERWISE NOTED.
36. EXTERIOR WALLS SHALL BE 2" X 4" WOOD FRAMING. INTERIOR PARTITIONS SHALL BE 2" X 4" WOOD FRAMING. STUDS SHALL BE PLACED AT 16" ON CENTER UNLESS OTHERWISE NOTED AND RESIST BLOTTING AT MID-HEIGHT AS REQUIRED. STUDS AT ONE END UNDER CATHEDRAL CEILING SHALL RUN FULL HEIGHT FROM SOLE PLATE TO ROOF AND SHALL RECEIVE SOLID BLOCKING AT 4" ABOVE FLOOR. ALL BEARING WALLS AND PARTITIONS SHALL RECEIVE BLOCKING AT MID-HEIGHT.
37. HEADERS OVER ALL DOORS, WINDOWS, AND OTHER OPENINGS UNDER 8'-0" SHALL BE 2" X 10" OR 2" X 12" UNLESS OTHERWISE NOTED. HEADER OPENINGS 8'-0" TO 10'-0" SHALL RECEIVE 2" X 10" OR 2" X 12" HEADERS IN EXTERIOR WALLS UNLESS OTHERWISE NOTED.
38. ALL EXTERIOR DECKS SHALL BE FRAMED WITH PRESSURE TREATED LUMBER (UNLESS OTHERWISE NOTED). LUMBER SHALL HAVE THE FOLLOWING MINIMAL STRESSES: F 1000 PSI AND E 1,200,000 PSI AND SHALL BE SOUTHERN YELLOW PINE OR APPROVED EQUAL. GALVANIZED HEAVY DUTY POST BARS SHALL BE PROVIDED AT BASE OF ALL WOOD COLUMNS. DECK JOISTS SHALL RECEIVE DIAGONAL BRACING OR DIAGONAL BRACING, DECKING AND RAILS TO BE NON-TOXIC LUMBER, I.E. DOUGLAS FIR, CEDAR, OR EQUAL. RAILS MUST BE CONSTRUCTED AT 36" HEIGHT AND WITH MAXIMUM 6" SPHERE OPENING, AS PER CODES.
39. ROOFING MATERIAL SHALL BE MINIMUM 30 YEAR FIBERGLASS SHINGLES (OWENS CORNING OR APPROVED EQUAL) OVER 1/2" ROOFING FELT. HALCY FLASHING AND OTHER APPROPRIATE FLASHING SHALL BE PROVIDED AS REQUIRED. ICE AND WATER SHIELD SHALL BE INSTALLED AS REQUIRED.
40. FACIA BOARDS SHALL BE SCARFED AT A 45 DEGREE ANGLE OR 90 DEGREE ANGLE. FACIA BOARDS SHALL BE COMMON PINE UNLESS OTHERWISE NOTED.
41. ALUMINUM GUTTERS AND LEADERS SHALL BE PROVIDED AS REQUIRED. SPLASH BLOCKS SHALL BE PROVIDED AT OUTLETS FOR OTHER PROVISIONS FOR WATER. DOWN PERSON ARE PROVIDED. ALL WATER MUST DRAIN AWAY FROM STRUCTURE SO AS NOT TO CAUSE DAMAGE TO FOUNDATION.
- INSULATION AND FINISHES**
42. WINDOWS SHALL BE SIZE, TYPE AND MFG. AS INDICATED ON PLANS, WITH SCREENS AND HARDWARE PROVIDED. GLAZING LESS THAN 18" ABOVE FLOOR SHALL BE TEMPERED. OPENINGS SUCH AS GLAZING, GRILLES, COILS, ETC. SHALL BE SELECTED BY OWNER AND/OR BUILDER PRIOR TO CONSTRUCTION. HEAD HEIGHT SHALL BE 8'-10", UNLESS OTHERWISE NOTED.
43. EXTERIOR DOORS TO BE OF THE MANUFACTURER, TYPE, SIZE AND STYLE AS INDICATED ON THE DRAWINGS. ANY MANUFACTURER'S OPTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR UNLESS OTHERWISE INDICATED ON DRAWINGS. ALL DOORS SHALL BE 8'-0" HEIGHT UNLESS OTHERWISE NOTED. PROVIDE WEATHER STRIP UNDER ALL EXTERIOR DOORS. PROVIDE ALUMINUM SADDLES ON ALL INTERIOR PERSONNEL GARAGE DOORS.
- PLUMBING**
44. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR. PLUMBING WORK SHALL BE PROVIDED BY CONTRACTOR. BATHROOM FIXTURES SHALL BE KOHLER, AMERICAN STANDARD, OR APPROVED EQUAL. OWNER SHALL SELECT FINISHES AND COLORS. PLUMBING FIXTURES TO BE MANUFACTURED BY (OR EQUAL).
- ELECTRICAL**
45. ALL ELECTRICAL WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE N.Y.S.P.U. AND LOCAL UTILITY COMPANY. GROUND FAULT INTERRUPT, DUPLEX RECEPTACLES, ETC. SHALL BE INSTALLED AS REQUIRED ACCORDING TO KITCHEN AND/OR BATH LAYOUTS AND CODE REQUIREMENTS.
- HEATING, VENTILATING AND AIR CONDITIONING**
46. ALL HEATING AND AIR CONDITIONING WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE LOCAL AND STATE BUILDING CODES. THE HEATING AND AIR CONDITIONING SYSTEM SHALL MEET ALL REQUIREMENTS OF THE NEW JERSEY STATE ENERGY CONSERVATION CONSTRUCTION CODE AS THEY APPLY.
- THERMAL AND MOISTURE PROTECTION**
47. APPLY FOUNDATION DAMPPROOFING OR WATERPROOFING ON ALL BACKFILL FACES OF WALLS BELOW EARTH GRADE.
48. PROVIDE 1/2" BUILDING FELT, "TYVEK", "TYPAR", OR EQUAL, BEHIND ALL SIDING, WINDOW AND DOOR CASINGS, NAIL TRIMS, ETC.
49. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CAULKED, WEATHER STRIPPED OR OTHERWISE PROTECTED BY BUILDING.
50. ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED AS INDICATED ON PLANS AND AS PER CODES. INSULATION SHALL BE FOAM OR KRAFT FACED FIBERGLASS BATT INSULATION. RIDGE VENTS SHALL BE INSTALLED IN CATHEDRAL CEILING AS REQUIRED.
- INTERIOR**
51. ALL GYPSUM BOARD SHALL BE SCREWED ON CEILING AND/OR NAILED TO WALLS TO RECEIVE THREE COATS OF SPACKLE, FINISHED TO RECEIVE TWO COATS OF PAINT, AND ONE COAT OF PRIMER, COLORS BY OWNER. BATHROOMS SHALL RECEIVE WATERPROOF SHEETROCK BEHIND TILE AREAS, AND WATERBOARD OR APPROVED EQUAL BEHIND TILE IN BATH AND SHOWER AREAS.
52. FLOORING, TRIM, CLOSET SHELVING, CABINETRY, APPLIANCES, FIXTURES, HARDWARE, ETC. SHALL BE SELECTED BY OWNER AND INSTALLED BY BUILDER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
53. INTERIOR DOORS SIZED AS INDICATED ON DRAWINGS, STYLE AND TYPE BY OWNER/CONTRACTOR.
54. CERAMIC TILE OR MARBLE FLOORS IN THE AREA INDICATED ON PLANS SHALL BE INSTALLED IN A "MUD" BASE.
55. OAK HARDWARE FLOORS SHALL BE INSTALLED MINIMUM 3 DAYS AFTER DELIVERY AND BUILDING TO BE HEATED. OAK FLOORS TO RECEIVE TWO COATS OF POLYURETHANE, OYM SEAL OR EQUAL.
56. STAIRS TO BE AS INDICATED ON DRAWINGS WITH A MINIMUM OF 9" TREAD, AND A MAXIMUM RISE OF 8". MATERIAL AND STYLE BY OWNER, UNLESS OTHERWISE INDICATED, AND SHALL BE INSTALLED AS PER STATE AND LOCAL CODES. ALL BALUSTERS TO BE OF HIGH MINIMUM. STYLE AND MATERIAL TO BE SELECTED BY OWNER, AND SHALL CONFORM TO ALL STATE AND LOCAL CODES, IF SPHERE MAXIMUM OPENING. ALL EXPOSED WOOD AND TRIM TO RECEIVE ONE COAT OF STAIN AND OPTIONAL TWO COATS POLYURETHANE.



BASEMENT/FOUNDATION PLAN

MAIN FLOOR PLAN

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

EXIST. S.F.: 886; NEW S.F.: 30
 TOTAL MAIN FLR. S.F.: 916

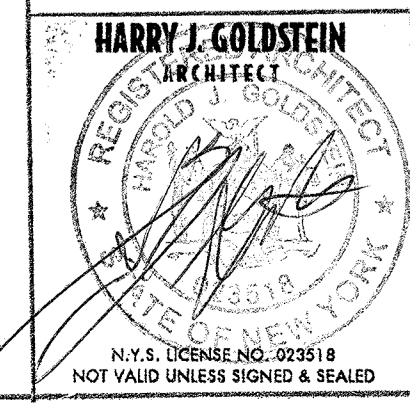
NOTE: ALL HEADERS ARE TO BE (2) 2"x10" UNLESS OTHERWISE INDICATED

EXIST. COV. PORCH S.F.: 212
 NEW TOTAL LIVING S.F.: 1840

EXIST. S.F.: 790; NEW S.F.: 134
 TOTAL SECOND FLR. S.F.: 924

**SHAFAER RESIDENCE
 TWO-STORY ADDITION**

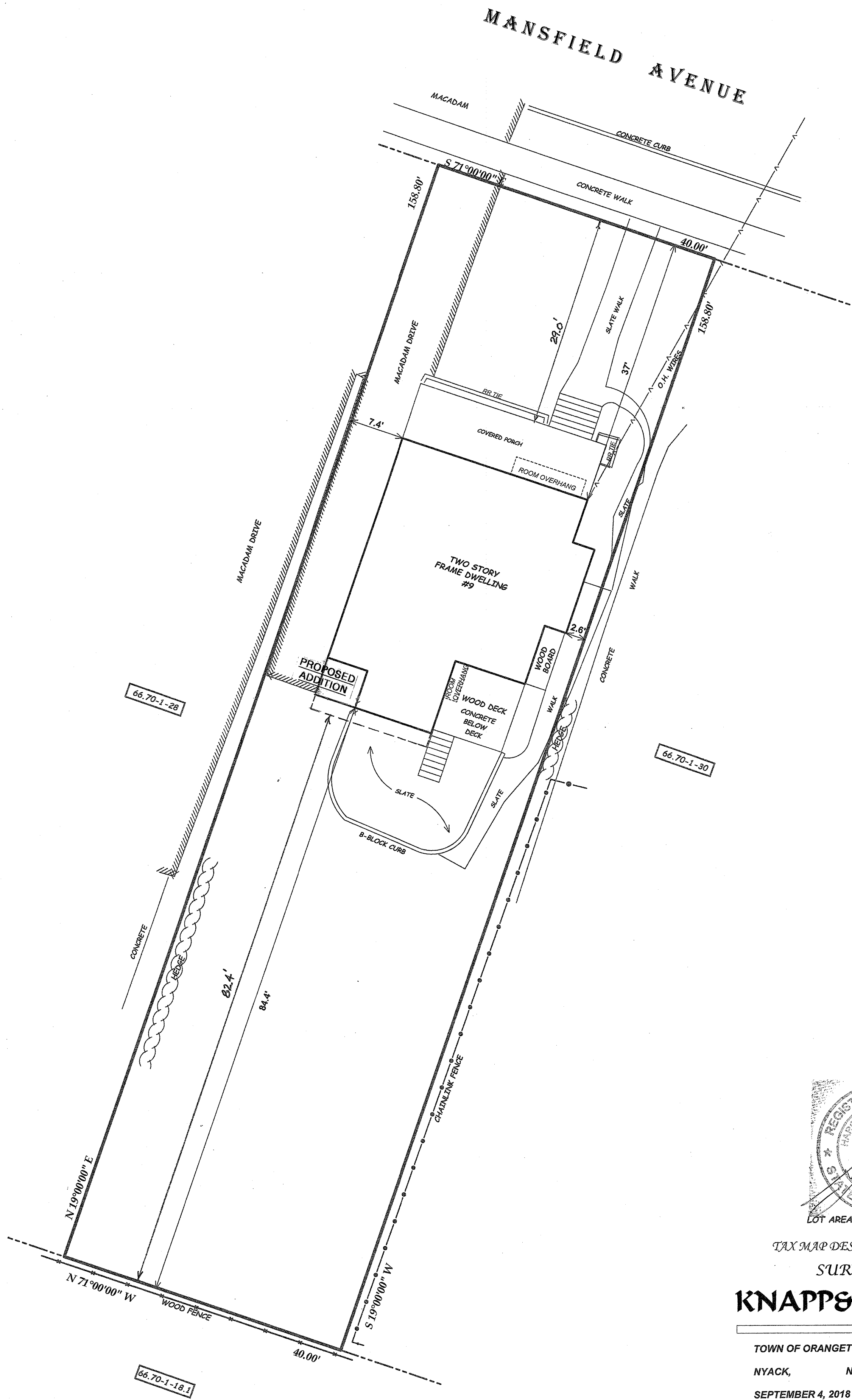
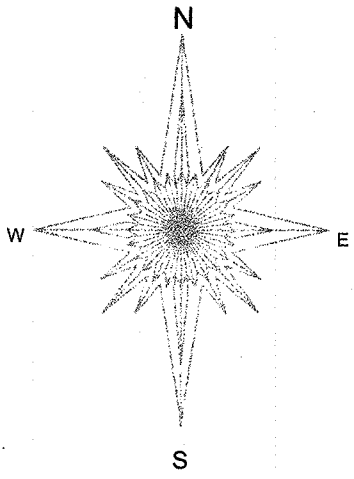
**9 MANSFIELD AVENUE
 SOUTH NYACK, NEW YORK**



**HARRY J. GOLDSTEIN
 ARCHITECT**
 DESIGN & DEVELOPMENT

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 MONKNEY NEW YORK 10952
 (845) 356-7942 (914) 393-5787

PROJECT 24047
 MAY 21, 2024
 2
 OF
 2



LOT AREA=6,352 SQUARE FEET

TAX MAP DESIGNATION: 66.70-1-29

SURVEY FOR
KNAPP & SHAFER

TOWN OF ORANGETOWN, ROCKLAND COUNTY

NYACK, NEW YORK

SEPTEMBER 4, 2018 SCALE: 1" = 10'

0 10 20 30

ANTHONY R. CELENTANO P.L.S.

31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#49435

CERTIFIED TO: CHRISTOPHER SHAFER
ELIZABETH KNAPP
THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE
BANK OF AMERICA, N.A. its successors and or assigns

NOTE:
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THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.
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